

Design/Build Process

The Capitol Area East End Complex is being developed using a modified design-build method known as “bridging,” in which the design criteria and related documents describing the State’s requirements form the basis of the work when proposals are solicited from teams of contractors and architects, called “Design-Builders.”

The goal of this method is to achieve the best value while ensuring quality and schedule.

The Capitol Area East End Complex design/build process has three steps:

- **One: Performance Criteria** The State retained the design services of Johnson Fain Partners as Master Architect and construction management services of 3D/International as Project Consultant. Johnson Fain Partners, utilizing the State’s requirements, prepared the design criteria drawings and performance specifications. The State, Johnson Fain Partners and 3D/International prepared the Request for Qualifications and Request for Proposal documents and participates in the selection of the Design-Builder. The Project definition step was successfully completed on December 1, 1998, in compliance with the requirements set forth in Government Code Section 8169.5.
- **Two: Design/Build Bid Package** The Request for Qualification phase consisted of Part A–Mandatory Requirements, Part B–Subjective Criteria and Part C–Interview. Design/Builders that satisfied the prequalification requirements were then evaluated on the information contained in the subjective criteria. The top five (5) ranked Design/Builders then participated in the interview process to further evaluate their qualifications. The top three (3) ranked Design/Builders were then invited to participate in the Request for Proposal phase. During the Request for Proposal phase, The Design/Builders were then evaluated based on submission of their qualitative proposals with the final decision being made by the Selection Committee.
- **Three: Design/Build Phase** The selected Design/Builders consist of, at a minimum, a construction contractor and an architect of record duly registered in the State of California. The architect of record prepares final construction documents, and the State, Johnson Fain Partners and 3D/International reviews them for conformance to the contract documents. The Design/Build contractor constructs the facility. The State, 3D/International, and Johnson Fain Partners reviews performance and assists the State in administering the contract to ensure conformance to the contract documents. This step is complete upon the State’s acceptance of the facility.